

Gateway Determination

Planning Proposal (Department Ref: PP_2016_PARRA_003_00) to amend Parramatta Local Environmental Plan 2011 to rezone the land from part B1 Neighbourhood Centre and part R2 Low Density Residential to B4 Mixed Use, to increase the maximum height of buildings to part 9m and part 15m and the FSR to 1.5:1 at 21 & 21A Tucks Road, Toongabbie.

I, the Acting Executive Director, Regions, as delegate of the Greater Sydney Commission, have determined under section 56(2) of the EP&A Act that an amendment to the Parramatta Local Environmental Plan 2011 should proceed subject to the following conditions:

1. Prior to exhibition, Council is to amend the planning proposal as indicated below:
 - a) include mapping illustrating affection by the 1:20 and 1:100 flood levels;
 - b) state at page 11 under the heading Hazard and Risk - 4.3 Flood Prone Land whether the proposal is consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005;
 - c) remove comments on page 12 regarding s117 Direction 7.1 Implementation of a Plan for Growing Sydney, as this Direction no longer exists;
 - d) the Explanation of Provisions, proposed maps and any other relevant references within the document to the nature of the proposal are to be amended to indicate a maximum floor space ratio of 1.25:1 across the whole of the site
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - a) the planning proposal must be made publicly available for a minimum of 28 days; and
 - b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Environment 2013).
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act
 - o Transport for NSW - Roads and Maritime Services;
 - o NSW State Emergency Service; and
 - o Office of Environment and Heritage (Flood Division).

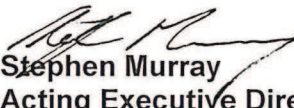
Each public authority is to be provided with a copy of the planning proposal and relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it

may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Dated 10th day of June 2016.


Stephen Murray
Acting Executive Director, Regions
Planning Services

Delegate of the Greater Sydney Commission